DELEGATED DECISION REPORT

SMD/2020/0360	**110 HEATH AVENUE**	**PROPOSED SINGLE STOREY**
Valid 07/07/2020	**CELLARHEAD**	**EXTENSION TO FRONT / SIDE**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a two-storey detached dwellinghouse constructed of brick with a tiled roof. The property is located on the corner of Heath Avenue and Wetley Avenue and forms part of a larger housing development comprising similarly designed semi-detached and detached houses. The property has a detached garage and an off-street parking area to the rear of the property that is accessed from Wetley Avenue.

The application site is within the Development Boundary of the larger village of Werrington & Cellarhead.

PROPOSAL

Full planning permission is sought to erect a single storey front and side extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Emerging Staffordshire Moorlands Local Plan

On July 20th 2020, the Council published the Inspector's final report thereby drawing a close to the examination in public. The report concludes that with the recommended main modifications, the plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning

Policy Framework (NPPF). As such, the main modifications which accompany the Inspector's report provide a clear indication of the final policy wording when read in conjunction with the Local Plan Submission Version (2018).

In this context, the Council's position on the weight to be given to the policies (as modified) in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at the most advanced stage of preparation prior to adoption as the Inspector has concluded that the Local Plan is sound subject to the recommended modifications being made.
- The extent to which there are unresolved objections to relevant policies – the Inspector has now drawn his final conclusions and there are no further matters to resolve
- The degree of consistency of the relevant policies in the emerging plan to this Framework – the policies (as modified) have been found by the Inspector to be sound in the context of the 2012 NPPF under which the Local Plan has been examined. One of the "tests of soundness" that the Local Plan has successfully been measured against is whether it is "consistent with national policy". Because the Local Plan has been prepared and examined under the 2012 NPPF, it should be noted that in some limited cases, its policies do not directly reflect current national policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Current national policy is a material consideration and should be given weight accordingly.

Given the above, all policies (as modified) should be given substantial weight.

Emerging Policies:

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

93/00342/OLD Side extension to dwelling
24/05/1993

CONSULTATIONS

Publicity

Site Notice expiry date: 11/08/2020
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments: None

Town / **Parish Comments:** Cheddleton Parish Council does not object.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and SS1a of the Staffordshire Moorlands Core Strategy the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Development Boundary of Werrington & Cellarhead; a 'larger village' as identified by Core Strategy policy SS6a. Extensions to dwellinghouses in larger villages are considered acceptable in principle as they accord with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The dwellinghouse has an existing single storey extension to the western side elevation. It is proposed to retain this extension and erect an additional single storey side extension that will extend a further 1.8 metres into the side garden and extend the full width of the dwellinghouse. The extension will project forward of the front elevation of the dwellinghouse by 2 metres and will include a porch across the existing front door. The extension will be constructed of brick and tile and will have a hipped roof, all of which will match the existing dwellinghouse. A gap of approximately one metre will be maintained between the extension and the existing boundary wall/fence. The extension will have an eaves height of 2.4 metres and a ridge height of 3.7 metres.

The proposed extension will be subordinate to the existing dwellinghouse and will complement its design and materials. Other properties along Heath Avenue have extended forward of the original building line with garages and porches and therefore it is considered that the proposed extension will reflect the existing character of the street scene.

The application site comprises a corner plot. The proposed extension will extend the built development closer to Wetley Avenue and beyond the building line of the properties to the rear. However the property's existing side extension and garage also extend beyond this building line. It is noted that a single storey side extension and car port have been erected at No. 96 Heath Avenue that also comprises a corner plot. It is also noted that the property on the opposite corner (No. 108) had a previous two-storey side extension refused by the Local Planning Authority due to its prominent corner location.

The proposed extension differs from the extension that was refused at No. 108 as it will be single storey with a ridge height that is lower than the existing side extension; it will be partially screened by the existing boundary treatment; and a gap of one metre will be maintained to the side boundary. It is considered that the proposed side extension will have a similar impact on the street scene to those extensions erected on the corner plot of No. 96 Heath Avenue. It is for these reasons that it is considered that the proposed extension will not have a detrimental effect on the character or appearance of the street scene.

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

To the rear of the application site is an electricity substation which separates the property from the neighbouring property, No. 3 Wetley Avenue. No. 3 Wetley Avenue is sited at 90-degrees to the application site and the proposed extension will directly face this property's front garden. The proposed extension will not extend beyond the rear elevation of the existing dwellinghouse and the three different intervening boundary treatments and the existing off-street parking area will separate the extension from No. 3 Wetley Avenue. It is for these reasons that the proposed single storey extension will not have a detrimental effect on the amenity of this property.

The proposed extension will be sited on the western side elevation of the existing dwellinghouse. Whilst the extension would project forward of the front elevation, due to its siting and scale, it will not have a detrimental effect on the amenity of No. 112 Heath Avenue to the east of the application site.

Wetley Avenue separates the application site from the property to the west (No. 108 Heath Avenue). A dwarf wall with a closed boarded fence and conifer hedge behind form the boundary treatment to the side of No. 108 Heath Avenue, that obscure a large proportion of the property's ground floor side elevation. The extension will be sited approximately 15 metres from this property and 1no. secondary window serving an en-suite will be positioned in the side elevation. This window will be largely screened by the existing boundary hedge and wall which is to be retained. Given the scale of the proposed extension, the separation distance and the intervening boundary treatments, it is not considered that the proposed extension will have a detrimental effect on the amenity of this property.

A separation distance of approximately 25 metres will separate the proposed extension from the property on the opposite side of Heath Avenue, No. 113. The proposed extension will therefore not have a detrimental effect on the amenity of this property.

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed extension will be utilised as a ground floor bedroom with en-suite, thereby increasing the number of bedrooms at the property. The dwellinghouse therefore requires 3no. off-street parking spaces. The application site has a detached garage and an area of off-street parking located to the rear of the dwellinghouse and the Block Plan indicates there is parking for 3no. vehicles. The proposed development will therefore comply with the Council's parking standards and will not have a detrimental effect on highway safety.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Core Strategy, the NPPF (2019) and the emerging policies in the Staffordshire Moorlands Local Plan. As such the application is recommended for approval.

OFFICER RECOMMENDATION: **APPROVE subject to Conditions**

Case Officer: Ailsa Berry
Recommendation Date: 01/09/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council